

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN DISTRICT
(THE "DISTRICT")
HELD
APRIL 4, 2023

A regular meeting of the Board of Directors of the Consolidated Bell Mountain Ranch Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, April 4, 2023 at 6:00 p.m. at Lowell Ranch, 2330 S. I-25, East Frontage Road, Castle Rock, CO 80104.

ATTENDANCE

Directors In Attendance Were:

Russell Grant, President
Steve Vrabel, Vice President
Frank Strand, Secretary/Treasurer
Ed Ammon, Assistant Secretary/Treasurer
Jay Smith, Assistant Secretary/Treasurer (via MS TEAMS)

Also, In Attendance Were:

Nic Carlson; CliftonLarsonAllen LLP
Tim Flynn; Collins Cole Flynn Winn & Ulmer, PLLC
Molly Rowells; 1253 Rosewind
Doug Deleff; 4608 High Spring Road

I. CALL TO ORDER Director Grant called the meeting to order at 6:01 p.m.

II. DECLARATION OF QUORUM/ DIRECTOR QUALIFICATIONS/ POTENTIAL CONFLICTS OF INTEREST

Quorum, Disclosure of Conflicts: A quorum was confirmed. No Conflict-of-Interest Disclosures were necessary.

III. APPROVAL OF AGENDA

Upon a motion duly made by Director Vrabel, seconded by Director Strand and, upon vote, unanimously carried, the Board approved the Agenda as presented.

IV. COMMUNITY COMMENTS

Public Comment: Molly Rowells updated the Board on the firewise slash pickup, noting that it will begin on July 10th.

V. APM PROJECT STATUS REPORT

John McKillip (APM) was not present for the meeting. Director Vrabel distributed a draft priority listing of the APM projects planned for 2023. He requested that each Board member review the list and rank order the projects in order of importance. He

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acknowledged that some projects will be broken into several sub-elements and requested that each board member return a draft rank order listing to him. He further requested that if there are projects that should be added to the list that they be included in the rank order listing returned to him.

VI. MANAGER'S REPORT/ ADMINISTRATIVE MATTERS

A. Review and Consider Approval of the Minutes of March 7, 2023 Regular Meeting: Director Grant reviewed the March 7, 2023 Regular Meeting Minutes with the Board. Following review, upon a motion duly made by Director Ammon, seconded by Director Vrabel and, upon vote, unanimously carried, the Board approved the March 7, 2023 Regular Meeting Minutes as presented.

VII. FINANCIAL MATTERS

A. Review and Consider Acceptance of March 2023 Bill.com claims report totaling \$11,101.71 including Water Fund costs: Director Grant reviewed the March 2023 Bill.com claims report with the Board. Following review, upon a motion duly made by Director Vrabel, seconded by Director Ammon and, upon vote, unanimously carried, the Board accepted the March 2023 Bill.com claims report totaling \$11,101.71 including Water Fund costs, as presented.

B. Review and Accept February 28, 2023 Unaudited Financial Statements: Director Grant reviewed the February 28, 2023 Unaudited Financial Statements with the Board. Following review, upon a motion duly made by Director Ammon, seconded by Director Vrabel and, upon vote, unanimously carried, the Board accepted the February 28, 2023 Unaudited Financial Statements as presented.

C. Review and Accept Cash Position Schedule as of April 2023: Director Grant reviewed the April 2023 Cash Position Schedule with the Board. Following review, upon a motion duly made by Director Vrabel, seconded by Director Ammon and, upon vote, unanimously carried, the Board accepted the April 2023 Cash Position Schedule as presented.

VIII. DIRECTOR ITEMS

A. Update on Fire Mitigation Project State & County Grant Awards – Director Ammon: Director Ammon updated the Board noting that the final copy of the grant award has been signed and returned to the State Forest Service. The initial plan was that the project be accomplished over multiple years; however, we are now planning to accomplish all the work in 2023. Personnel from the Forest Service plan to be on-site to tag trees and shrubs for removal in the near future. As previously stated, the work will primarily be done along the south and east borders of Bell Mountain Ranch on property owned by the Metro District and in homeowner “C” zones adjacent to the BMR horse trails.

B. Update on Replacement of the BMR Entrance Logs – Director Vrabel: Director Vrabel provided an update to the Board stating that the technical portions of the bid documents have been completed. Mr. Flynn will add the necessary legal clauses to the bid package so the project can be advertised for bid. As referenced later in these minutes, Resolution 2023-4-1 was approved to authorize the project to

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be accomplished using Integrated Project Delivery (design-build) procedures.

C. Update on Proposal to Repair and Overlay a Portion of Bell Mountain Drive-Director Grant: Upon a motion duly made by Director Vrabel, seconded by Director Ammon and, upon vote, unanimously carried, the Board authorized Director Grant to contract a design engineer to prepare the plans and specifications for a paving project to repair the portion of Bell Mountain Drive between Glade Gulch Rd and Old Gate Rd. Director Strand stated that according to the Town of Castle Rock personnel he spoke to, it is highly unlikely that we will be able to find a paving contractor who will be able to accomplish the work this year. Hence, in all probability this project will not be done until the spring of 2024.

D. Update on BMR-TCR Water Main Connector – Director Grant: Director Grant informed the Board that the Town of Castle Rock is still negotiating with the Sellers Creek HOA to finalize the construction easement needed before construction of the new water main can begin. Construction of the new water storage tank and pump station are underway.

E. Resident Proposal for Park Improvement Project – Director Vrabel and Doug Deleff: Mr. Deleff presented a proposal to the Board to repurpose some of the sign posts and sign brackets that the Metro District removed. Some of the reclaimed material would be used to support solar powered lights along the walkway leading from the Community Park walkway parking lot to the covered pavilion. Following review, upon a motion duly made by Director Ammon, seconded by Director Vrabel and, upon vote, unanimously carried, the Board approved the proposal with the proviso that the HOA provide funding for the initial installation and for any repairs that may be needed in the future. There is a concern that the lights will be a target for vandalism.

F. Update on Sale of the Equestrian Center- Director Grant. Director Grant stated that Adamo Homes is still doing “due diligence” concerning the possible sale of Equestrian Center to them. Part of their future planned use is to use a portion of the four land parcels as continued use as an equestrian center run by a third party. One of the parcels could be used by a light commercial company. Adamo Homes will pose further questions to Metro Board as they further develop their plans.

IX. ATTORNEY MATTERS

A. Update on Steven’s Ranch Conveyance Conversation with the County: Attorney Flynn informed the Board he will reach out to L2 Development Corporation and coordinate a walk-through.

B. Adoption of Resolution Authorizing Integrated Project Delivery for the Subdivision Log Entrance Replacement Project: Attorney Flynn reviewed Resolution 2023-4-1 with the Board. Following review, upon a motion duly made by Director Strand, seconded by Director Vrabel and, upon vote, unanimously carried, the Board adopted the Resolution Authorizing Integrated Project Delivery for the Bell

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Mountain Ranch Subdivision Log Entrance Replacement Project, as presented.

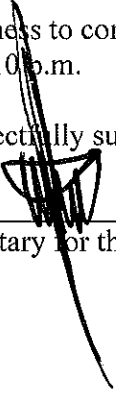
X. OTHER
BUSINESS

A. Confirm Quorum for May 2, 2023 Board Meeting Date: The Board anticipates that a quorum will be available for the May 2, 2023 Board meeting.

XI. ADJOURNMENT

There being no further business to come before the Board at this time, Director Grant adjourned the meeting at 8:10 p.m.

Respectfully submitted,



Secretary for the Meeting